



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, May 24, 2011
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

The following committee members were present: Royal Weaver, Charlotte Bartzack, Arlene Norris, Doug Cooper and Larry Johnson.

Roger Weaver and Michele Wood were present to represent the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, May 24, 2011 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

1. **SPECIAL USE PERMIT:** Rocky Espenschied, 408 Seagrove Street, St. Marys, GA 31558, is requesting a Special Use Permit to operate an auto sales and rental business at 303 Charlie Smith Sr. Highway. The property is zoned C-2, Tax Parcel # 135F-018A.

Rocky Espenschied presented his request to the Planning Commission. Mr. Espenschied stated he is relocating his business at 296-B Charlie Smith Sr. Highway to 303 Charlie Smith Sr. Highway. The St. Marys Ordinance states that no special permit use shall be transferable or assignable. Mr. Espenschied is applying for the new location. There were no comments from the public.

2. **REZONING:** Old Weed & Ready Plantation LLC, 2300 St. Marys Road, Suite B, St. Marys, GA 31558 is requesting approval to rezone parcels #S34-03-002, S34-03-003, S34-03-004 & S34-03-005 from the present R-4 zoning to C-1 or C-2 as appropriate. The parcels are located on the south side of Meeting Street between Ready & Norris Streets.

Walt Notheis, St. Marys Realty, presented the request on behalf of Old Weed & Ready Plantation, LLC. Mr. Notheis shared with the Planning Commission the future plans of the property owner to construct a 3000 sq. foot food service/boat club and provide vertical boat storage up to the allowed 45' in C-1. The owner would transport the boats to and from the boat ramp.

Larry Johnson and Charlotte Bartzack stated they were not in favor of the open boat stack at 45.' Mr. Johnson thought it would stand out and become an eye sore to St. Marys and could possibly deter the future sell or development of the old mill site property. There were no comments from the public.

Motion to Adjourn Public Hearing - Motion was made by Charlotte Bartzack to adjourn the Public Hearing. Arlene Norris seconded the motion. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of April 26, 2011 Meeting - Doug Cooper made a motion to approve the minutes as submitted. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion.

Old Business - None

New Business

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Doug Cooper made a motion to approve the request. Second by Royal Weaver. Voting was unanimous in favor of the motion.

2. **REZONING:** Old Weed & Ready Plantation LLC, 2300 St. Marys Road, Suite B, St. Marys, GA 31558 is requesting approval to rezone parcels #S34-03-002, S34-03-003, S34-03-004 & S34-03-005 from the present R-4 zoning to C-1 or C-2 as appropriate. The parcels are located on the south side of Meeting Street between Ready & Norris Streets.

Royal Weaver made a motion to approve the request. Second by Arlene Norris.

Discussion: The project shall abide with all the ordinances of the city, including the design standards for the C-1 district.

The vote was (3) to approve - Royal Weaver, Arlene Norris and Doug Cooper

(2) to deny - Larry Johnson and Charlotte Bartzack.

Granting Audience to the Public: Mr. Al Chapman, the potential purchaser of the Meeting street property, arrived after the rezoning vote and confirmed that he would comply with the ordinances and that the structures would be consistent with the design standards and all ordinances of the City.

Motion to Adjourn Regular Meeting – *Royal Weaver made a motion to adjourn the regular meeting. Charlotte Bartzack Royal Weaver seconded the motion. Voting was unanimous in favor of the motion. The meeting adjourned at 6:10 PM.*